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GOVT. STATISTICIAN
10 JUL 1950
RECORDS

BUILDING STATISTICS, TASMANIA - MARCH QUARTER, 1950.

The Deputy Commonwealth Statistician (Mr. J.C. Stephen), has made available the following particulars of New Building Statistics for the quarter ended 31st. March, 1950. (Further notices on building statistics will be issued at quarterly intervals.)

NEW HOUSES.

NOTE: In the following statistics the term "houses" includes owner-built houses, but not converted military huts, flats and shop dwellings. Values exclude the cost of land on which the structures are erected.

NEW HOUSES COMPLETED: During the quarter ended 31st. March, 1950, 772 houses were completed in Tasmania, an increase of 117 over the previous quarter, and the greatest number completed in any quarter since the war. The rate of completions is increasing rapidly, the numbers for the March Quarter in succeeding years being 119 in 1946, 270 in 1947, 383 in 1948, 589 in 1949 and 772 in 1950. In the whole post-war period (Sept. Qr. 1945 to March Qr. 1950 inclusive) 7427 permanent new houses have been completed in the State.

In addition to houses, 10 new dwellings were provided during the quarter by construction of new flats and conversions into flats, while 6 shops with dwellings were also completed.

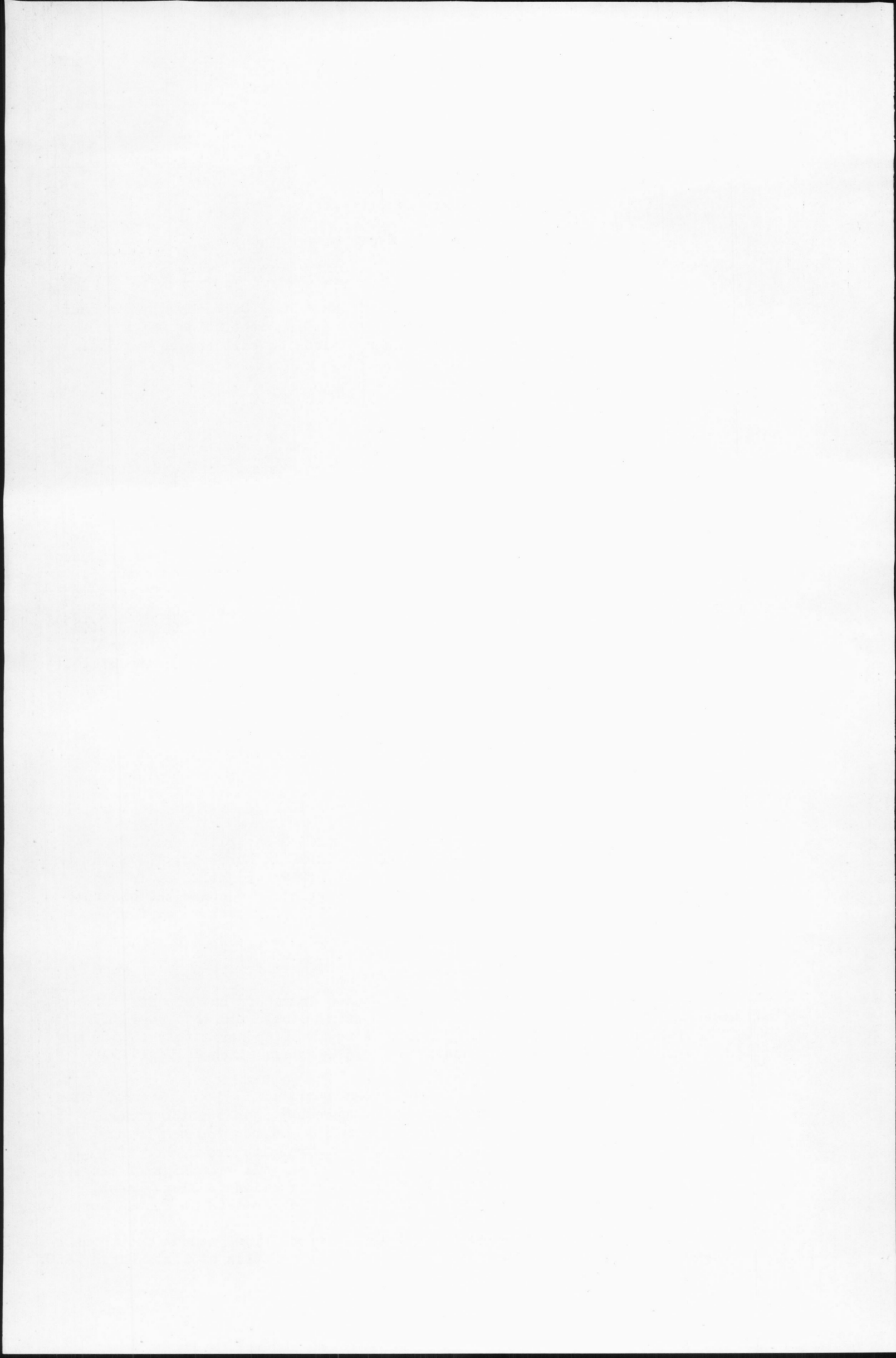
The average value of each house completed has risen from £786 in Sept. Qr. 1945 to £983 in March Qr. 1946; to £1037 in March Qr. 1947; to £1177 in March Qr. 1948; to £1316 in March Qr. 1949; and to £1460 in March Qr. 1950. For the latter quarter, the average price of each brick, concrete etc. house completed was £1990 compared with £1274 for each wood, fibro-cement etc. house.

NEW HOUSES COMMENCED: The number of new houses commenced has steadily increased from 410 during Sept. Qr. 1946 (when actual figures were first collected) to 854 during March Qr. 1950. A total of approximately 10,500 new houses has been placed under construction in Tasmania since July, 1945.

NEW HOUSES UNDER CONSTRUCTION: In one or two quarters it is noted that the rate of completions approached the commencement rate but the general trend has been for the number of commencements to exceed the number of completions by fairly substantial margins. As a result, the number of houses under construction at 31st. March, 1950 reached the all time high of 3148. This figure may be compared with 2346 under construction at 31st. March, 1949; 2010 at 31st. March, 1948; 1346 at 31st. March 1947 and 778 at 31st. March 1946.

There were approximately two wood, fibro-cement etc. houses for every one brick, cement etc. house under construction at 31st. March, 1950.

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The following table shows in summary form the number of houses commenced, completed and under construction for each quarter since 1st July, 1945:-

NEW HOUSES

Period	Commenced		Completed		Under construction at end of period	
	No.	Val.	No.	Val.	No.	Val.
		£'000		£'000		£'000
1945-46 - Sopt. Qtr.	228(a)	160(a)	84	66	320(a)	260(a)
Dec. Qtr.	339(a)	300(a)	113	102	546	535
Mar. Qtr.	351(a)	340(a)	119	117	778	794
June Qtr.	398(a)	300(a)	163	168	1,013	1,066
Year 1945-46	1,316	1,100	479	453	1,013	1,066
1946-47 - Sopt. Qtr.	410	438	260	264	1,144	1,226
Dec. Qtr.	296	329	247	271	1,193	1,316
Mar. Qtr.	412	480	270	280	1,346	1,509
June Qtr.	524	607	293	322	1,557	1,802
Year 1946-47	1,642	1,854	1,070	1,137	1,557	1,802
1947-48 - Sopt. Qtr.	497	642	366	393	1,701	2,037
Dec. Qtr.	532	628	392	435	1,847	2,301
Mar. Qtr.	559	717	383	450	2,010	2,568
June Qtr.	474	616	403	463	2,065	2,742
Year 1947-48	2,062	2,603	1,544	1,741	2,065	2,742
1948-49 - Sopt. Qtr.	667	899	545	679	2,166	2,944
Dec. Qtr.	575	798	564	740	2,161	3,029
Mar. Qtr.	778	1,065	589	775	2,346	3,426
June Qtr.	829	1,175	589	798	2,575	3,802
Year 1948-49	2,849	3,937	2,287	2,992	2,575	3,802
1949-50 - Sopt. Qtr.	851	1,281	620	903	2,804	4,305
Dec. Qtr.	926	1,472	655	923	3,073	4,852
Mar. Qtr.	854	1,371	772	1,127	3,148	5,110
Total since 1.7.1945	10,500	13,618	7,427	9,286	3,148	5,110

(a) Estimated; actual figures not collected.

The total number of dwellings, according to type, completed and under construction is illustrated in the following table:-

CONSTRUCTION OF DWELLINGS ACCORDING TO TYPE.

Period,	Private Houses				Now Flats (Dwelling units)(a)	Shops with Dwellings	Total
	Brick, Concrete etc.	Wood	Fibro- Coment	Other			
Dwellings Completed - No.							
1945-46	111	356	12	-	-	2	481
1946-47	296	756	14	4	21	8	1,099
1947-48	373	1,127	41	3	4	8	1,556
1948-49	534	1,606	140	7	25	28	2,340
1949-50 -							
Sopt. Qtr.	160	431	29	-	16	2	638
Dec. Qtr.	155	447	50	3	2	4	661
Mar. Qtr.	200	527	41	4	1	6	779
Total since 1.7.45	1,829	5,250	327	21	69	58	7,554

DWELLINGS UNDER CONSTRUCTION - NO.

1949 - 31st Mar.	785	1,415	142	4	37	13	2,396
1950 - 31st Mar.	1,047	1,939	153	9	21	12	3,181

(a) Conversions into Flats are excluded.

NEW BUILDINGS (OTHER THAN HOUSES).

NOTE: Buildings included under this heading are (1) flats; (2) shops with and without dwellings; (3) hotels, guest houses etc.; and (4) factories for which separate figures are collected. Also included are all other new buildings, principally schools, hospitals and banks which cannot be classified to the groups just mentioned. Values quoted exclude the cost of land on which the buildings are erected.

The value of other new buildings under construction at 31st. March, 1950, reached £2,810,000 compared with £2,056,000 at the same date in 1949, £1362,000 in 1948, £851,000 in 1947 and £287,000 in 1946. Factories figured very prominently and represented £1,179,000, or over one third of the total value of other new buildings under construction. During the quarter, 20 new factories were commenced, 15 were completed while 60 remained still uncompleted.

The progress made in the construction of new buildings other than houses may be seen in the next table which shows values of new buildings according to type, commenced, completed and under construction for each year since 1945-46 and the last three quarters.

VALUE OF NEW BUILDINGS (OTHER THAN HOUSES).

PERIOD :	Flats: £ '000:	Shops with Shops N/Dwelling £ '000:	Without Dwelling: £ '000:	Hotels, Guest Houses etc.: £ '000:	Factories: £ '000:	Other New Buildings: £ '000:	Total New Buildings: £ '000:
<u>COMMENCED DURING PERIOD:</u>							
1945-46(a)	-	-	-	-	-	-	-
1946-47	10	12	39	41	458	304	864
1947-48	25	26	40	57	311	545	1004
1948-49	43	36	38	229	454	634	1434
1949-50-							
Sept. Qr.	5	10	14	11	336	92	468
Dec. Qr.	12	1	20	3	199	306	541
Mar. Qr.	2	5	25	45	216	362	655
TOTAL SINCE							
1.7.1946:	97	90	176	386	1974	2243	4966
<u>COMPLETED DURING PERIOD:</u>							
1945-46	-	3	6	-	11	154	174
1946-47	17	9	12	4	51	187	280
1947-48	5	16	23	17	310	167	538
1948-49	29	30	32	107	334	286	818
1949-50-							
Sept. Qr.	20	4	32	3	248	80	387
Dec. Qr.	1	6	7	44	138	56	252
Mar. Qr.	1	12	18	13	30	110	184
TOTAL SINCE							
1.7.1945:	73	80	130	188	1122	1040	2633
<u>UNDER CONSTRUCTION:</u>							
1946, 30 June	8	10	6	8	125	180	337
1947 "	5	16	30	43	533	330	957
1948 "	24	27	48	81	738	486	1404
1949 "	33	29	66	211	860	871	2070
1949, 30 Sept.	21	37	47	152	944	907	2108
1949, 31 Dec.	33	30	54	114	1010	1174	2415
1950, 31 Mar.	39	24	62	146	1179	1360	2810

(a) Information not collected.

VALUE OF ALL BUILDING.

The value of all new buildings (including houses) completed in Tasmania has increased from £627,000 in 1945-46 to £3810,000 during 1948-49, the annual figures being: 1945-46-£627,000; 1946-47-£1,417,000; 1947-48-£2,279,000; and 1948-49-£3,810,000. Now houses valued at £2,992,000 comprised 78.6% of the total figure for completions during 1948-49.

The values for all new buildings completed during the last three quarters are as follows: Sept. Qr., 1949-£1,290,000; Dec.Qr.,1949-£1,185,000;and March Qr., 1950-£1,311,000.

Value for all new buildings under construction has also risen very rapidly from £1403,000 at 30th. June, 1946 to £5872,000 at 30th. June, 1949 and further to £7920,000 at the 31st. March, 1950. Again, now houses have been mainly responsible for the spectacular jump in the figures.

In comparing these money values, due allowance should be made for increases in building costs.

PERSONS WORKING ON NEW BUILDINGS.

NOTE: The figures quoted below include estimates for persons working on owner-built houses, but exclude principals and their employees engaged solely on alterations and additions.

There were 6,409 persons, including 1568 working principals, working on new building construction in Tasmania at 31st. March, 1950. Of these, 3080 were carpenters by trade, 1411 builders' labourers and 428 brick layers.

The number of workers engaged is rising each quarter in common with the mounting volume of work under construction, the total at the end of June Quarter in each of the following years being:1946,2514; 1947,3639; 1948,4296; 1949,5570; while the number reached 6409 at 31st. March, 1950.

Details of the number of workers classified according to type of occupation and grade of occupation at 30th. June, 1946 and later dates are as follows:-

WORKERS (a) ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA.

OCCUPATION:	NUMBERS AS AT						
	30 June 1946:	30 June 1947:	30 June 1948:	30 June 1949:	30 Sep. 1949:	31 Dec. 1949:	31 Mar. 1950:
Carpenters	1083	1750	2048	2699	2807	2695	3080
Bricklayers	217	257	284	370	403	396	428
Painters	207	214	248	288	327	313	394
Electricians	79	123	137	161	181	162	190
Plumbers	140	150	206	238	274	264	265
Builders' Labourers	466	721	770	1172	1267	1256	1411
Others	322	424	603	642	627	615	641
TOTAL WORKERS:	2514	3639	4296	5570	5906	5901	6409
GRADE OF OCCUPATION							
Contractors(a)	330	578	716	913	972	1044	1114
Sub-contractors(a)	232	297	375	421	458	422	454
Wage Earners	1952	2764	3205	4236	4476	4435	4841

(a) Actually working on jobs.

A complete summary of Tasmanian building statistics collected for the March Quarter, 1950, appears on the next page.

SUMMARY OF BUILDING OPERATIONS FOR MARCH QTR. 1950-
TASMANIA.

A- NEW BUILDINGS.

KIND OF BUILDING:	Commenced During March Qr. 1950:		Completed during March Qr. 1950:		Under Construction at 31st. March 1950:	
	No. of Bldgs.	Value £'000.	No. of Bldgs.	Value £'000.	No. of Bldgs.	Value £'000.
1. Houses (a)-						
(a) Brick, Brick Veneer, Concrete.	245	515	200	398	1047	2112
(b) Wood.	568	820	527	690	1939	2841
(c) Fibro-cement.	38	32	41	33	153	145
(d) Other.	3	4	4	4	9	12
TOTAL HOUSES.	854	1371	772	1127	3148	5110
2. Flats (b).	2	2	1	1	21	39
3. Shops with Dwelling.	4	5	6	12	12	24
4. Shops without Dwelling.	16	25	17	18	27	62
5. Hotels, Guest Houses etc.	5	45	6	13	6	146
6. Factorios.	20	216	15	30	60	1179
7. Other New Buildings.	104	362	71	110	291	1360
TOTAL OTHER NEW BUILDINGS:	151	655	116	184	417	2810
TOTAL ALL NEW BLDGS.:	1005	2026	888	1311	3565	7920

- (a) Includes owner-built houses, but excludes temporary dwellings.
(b) Number indicates number of individual flats provided as
now dwellings.

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B-ALTERATIONS & ADDITIONS AND REPAIRS
AND MAINTENANCE COMPLETED IN TASMANIA DURING MARCH QTR. 1950.(a).

	Number Completed:	Value £'000.
1. Conversions into flats (b).	9	3
2. Other Alterations & Additions.	110	59
3. Repairs and Maintenance.	-	59

- (a) Excludes this type of work performed by Contractors not engaged on
construction of new buildings.
(b) Number indicates the number of additional dwellings provided by
conversions.

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C-PERSONS WORKING ON JOBS CARRIED
OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA AS AT
31st. March, 1950.

GRADE OF OCCUPATION:	No:	TYPE OF OCCUPATION:	No:
Contractors.	1114	Carpenters.	3080
Sub-contractors.	454	Bricklayers.	428
Wage Earners.	4841	Painters.	394
		Electricians.	190
		Plumbers.	265
		Builders' Labourers.	1411
		Others.	641
TOTAL WORKING ON JOBS at 31st. March, 1950.	6409	TOTAL WORKING ON JOBS at 31st. March, 1950.	6409.

